

421 MILBURNIE LAKE DRIVE, RALEIGH NC 27604

KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT



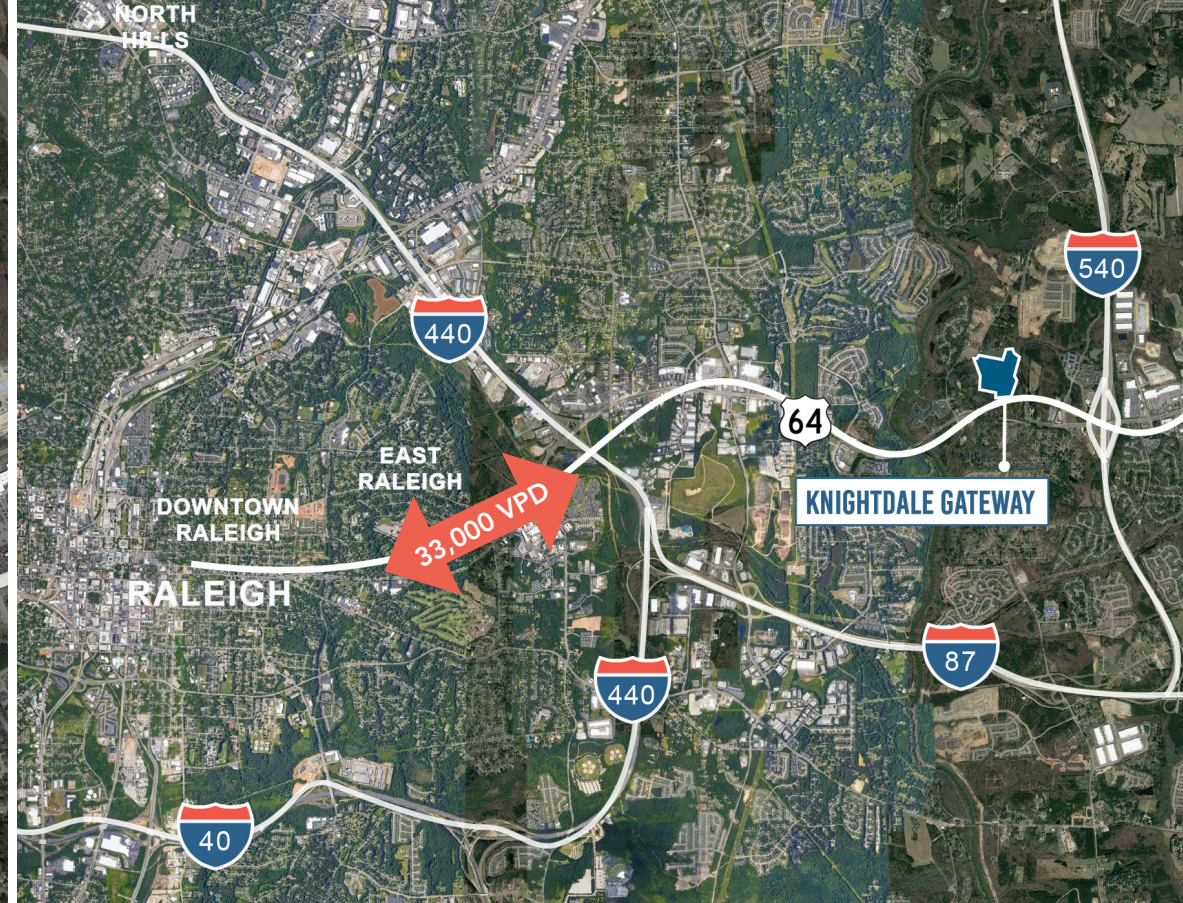
**+/-26,000 SF OF
FLEX / LIGHT INDUSTRIAL SPACE AVAILABLE**

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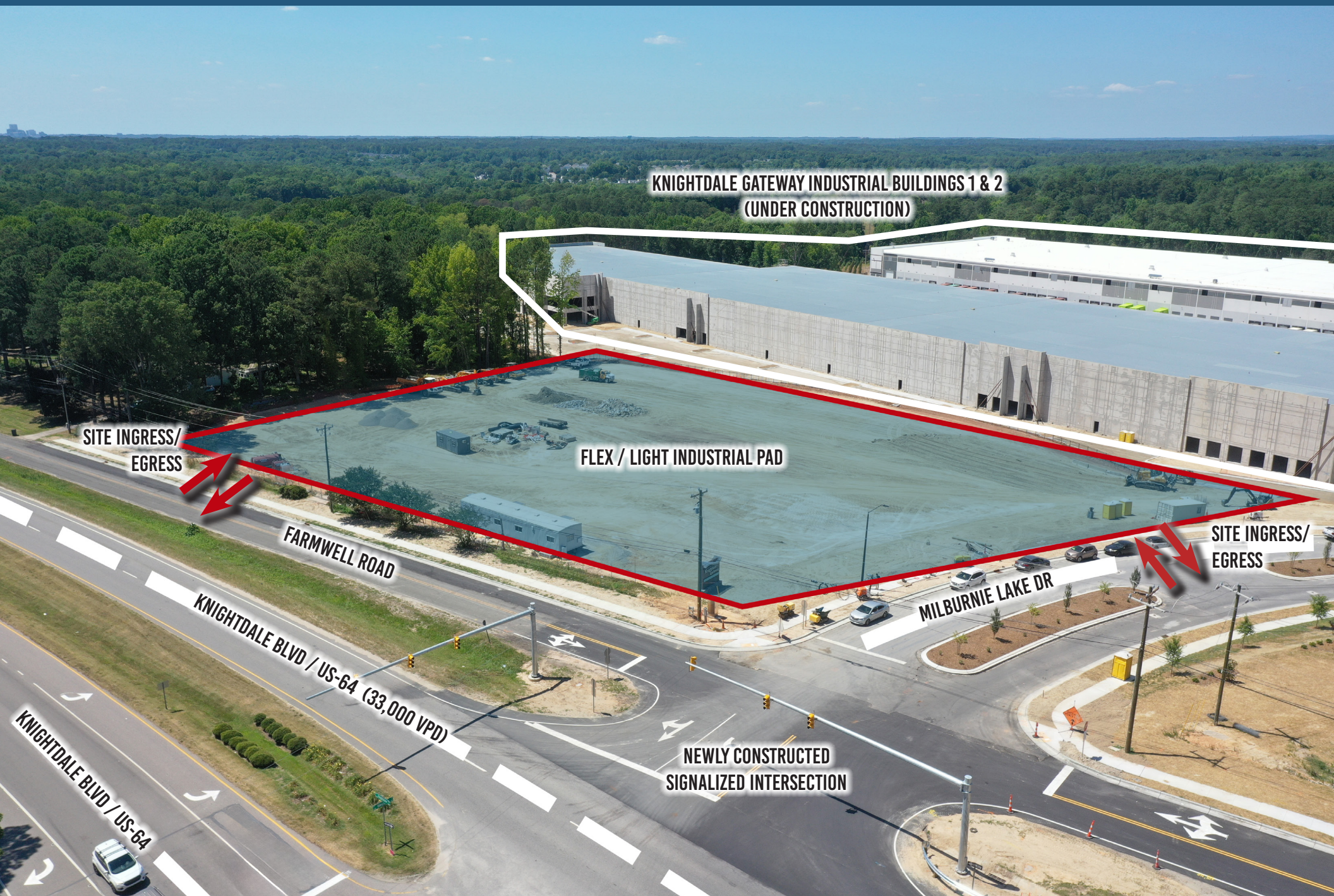




PARK FEATURES

- Retail / Commercial (11,500 SF) and Flex / Light Industrial (26,000 SF) available for lease within the master-planned +/- 550,000 SF Knightdale Gateway development
- Direct street frontage along highly traveled US-64 / Knightdale Blvd retail corridor (33,000 VPD)
- Easily accessible to I-540 (0.7 miles | 51,000 VPD), I-87 (2.7 miles | 82,500 VPD) And I-440 (3.3 miles)
- Newly constructed full movement traffic signal at park entrance via Milburnie Lake Drive
- Two points of ingress and egress (Farmwell Road & Milburnie Lake Drive)
- Located within the rapidly growing Eastern Wake County / Knightdale corridor with strong surrounding demographics

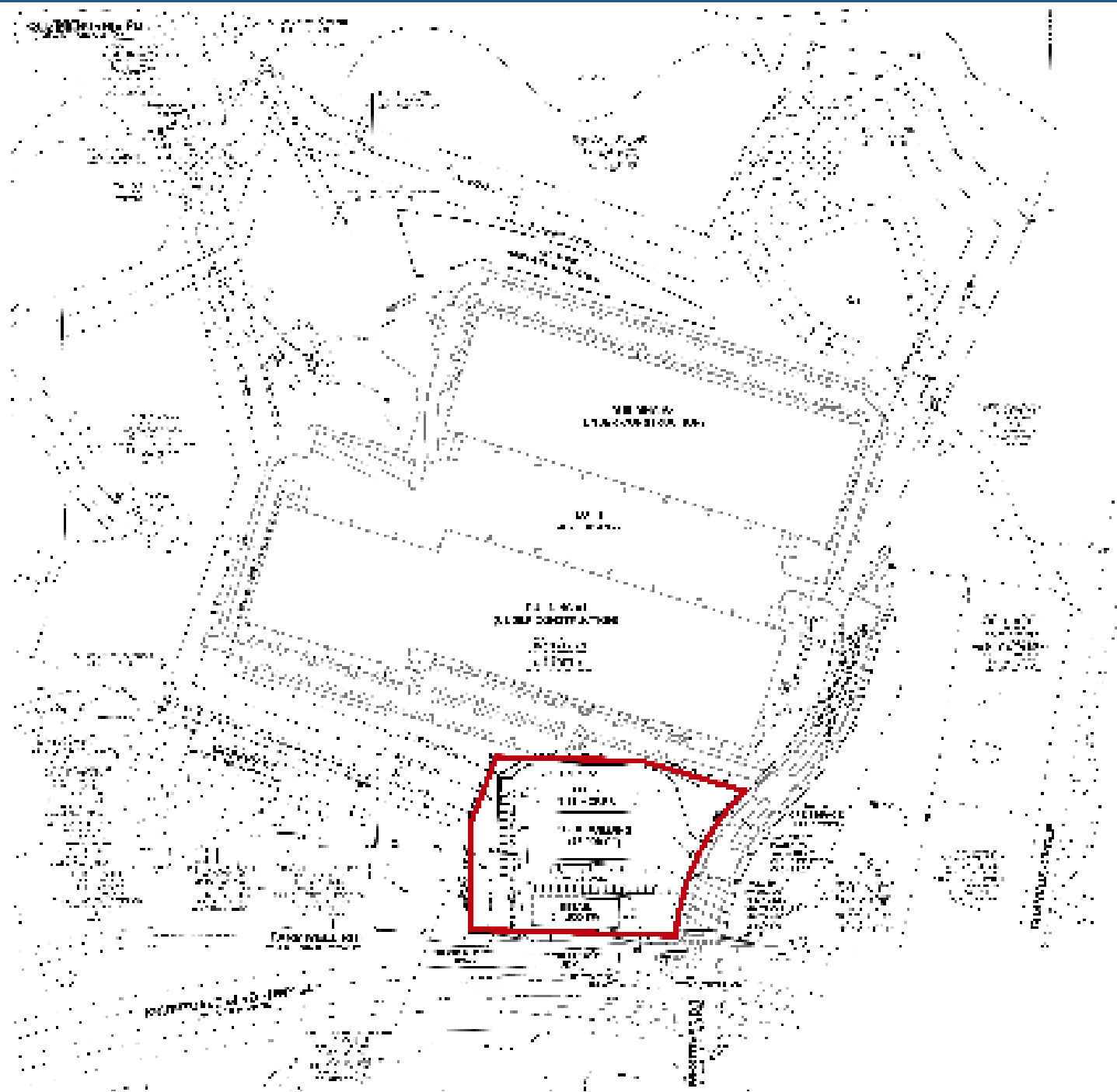
FLEX / LIGHT INDUSTRIAL PAD - SITE WORK UNDERWAY



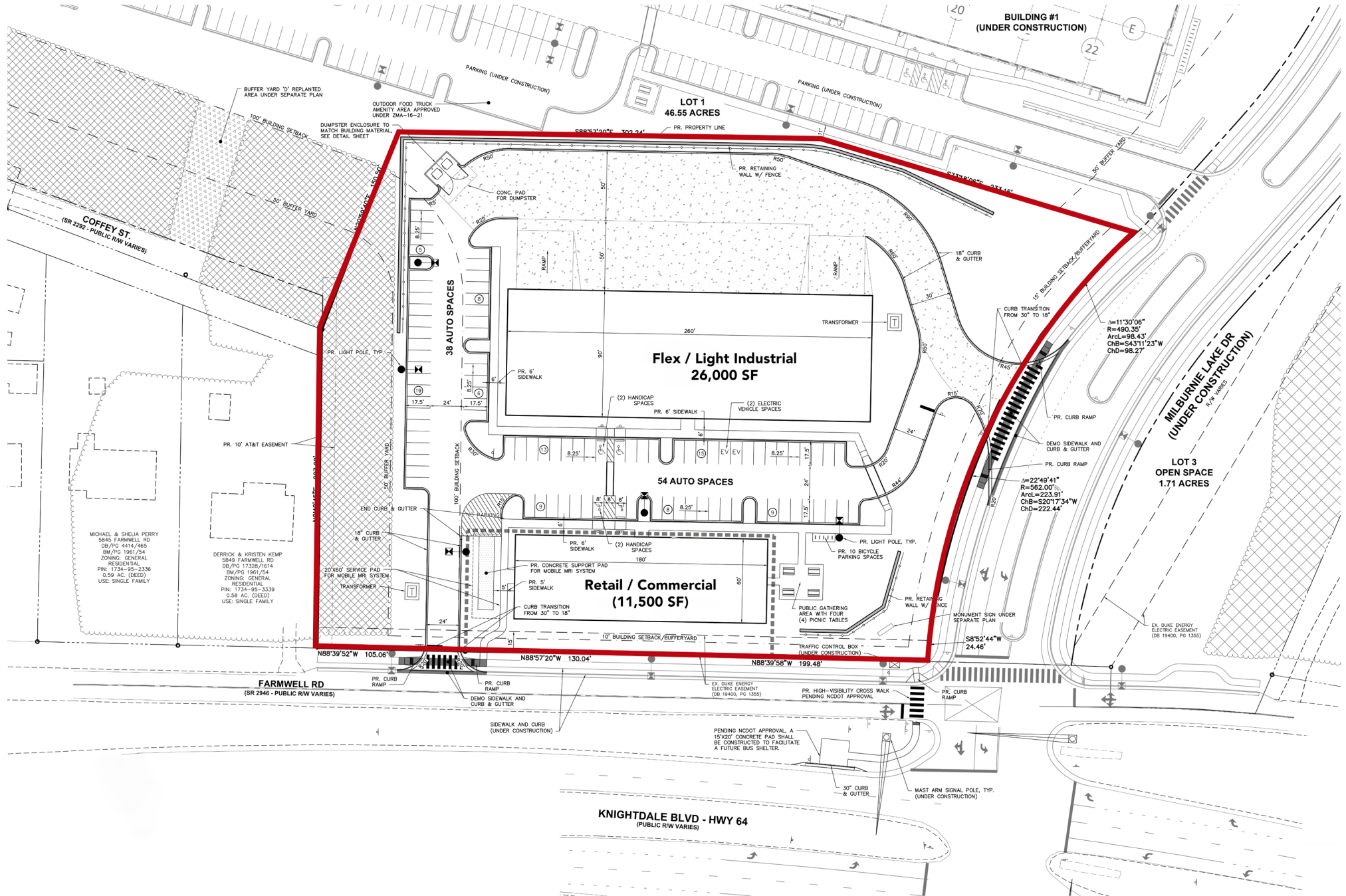
SITE RENDERINGS



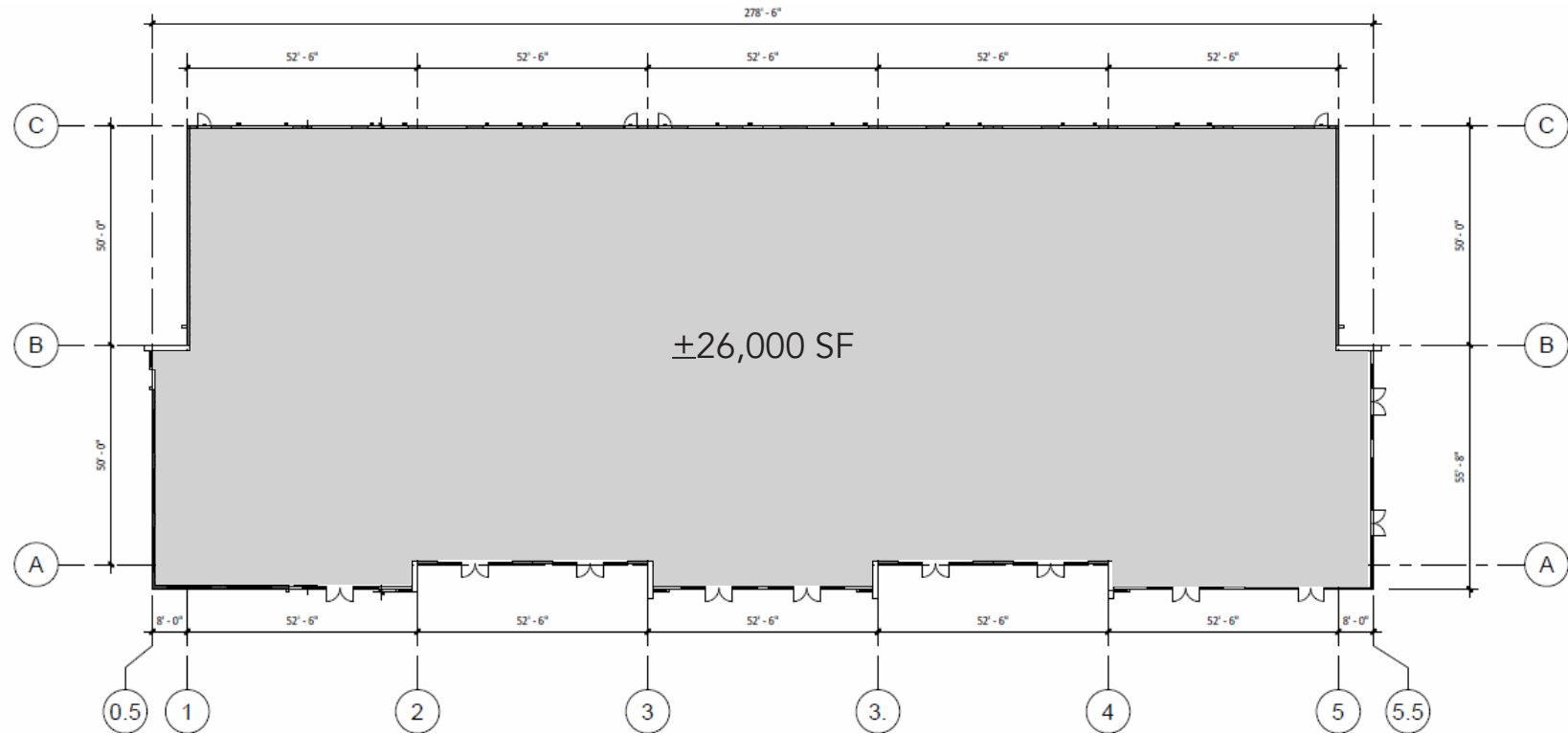
OVERALL SITE PLAN



FLEX / LIGHT INDUSTRIAL SITE PLAN



FLEX / LIGHT INDUSTRIAL BUILDING - FLOOR PLAN



BUILDING INFORMATION

Location: 421 Milburnie Lake Drive, Raleigh, NC 27610

Clear Height: 24'

Fire Protection & Sprinkler: ESFR

Zoning: MI-PUD

Car Parking: ±1.5 / 1,000 RSF

Dock-High Doors: Thirteen (13) 9'x10'

Available Space: ±26,000 SF

Truck Court: 100'

Drive-In Doors: Three (3) 14'x16'

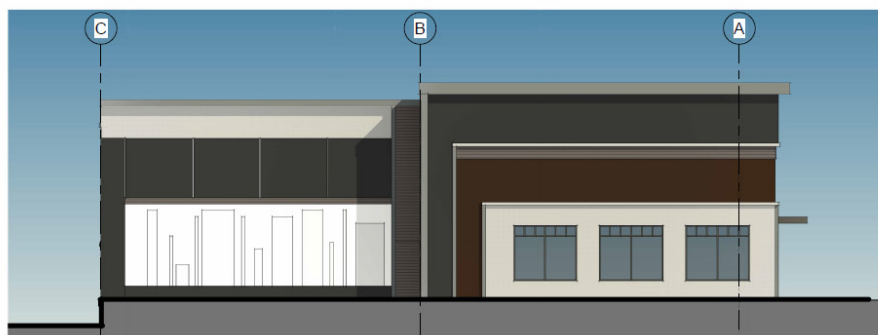
Bay Spacing: 50' x 52.5' Typical

Office Space: Build-to-Suit

FLEX / LIGHT INDUSTRIAL BUILDING ELEVATIONS



4 Rear Elevation
1" = 10'-0"

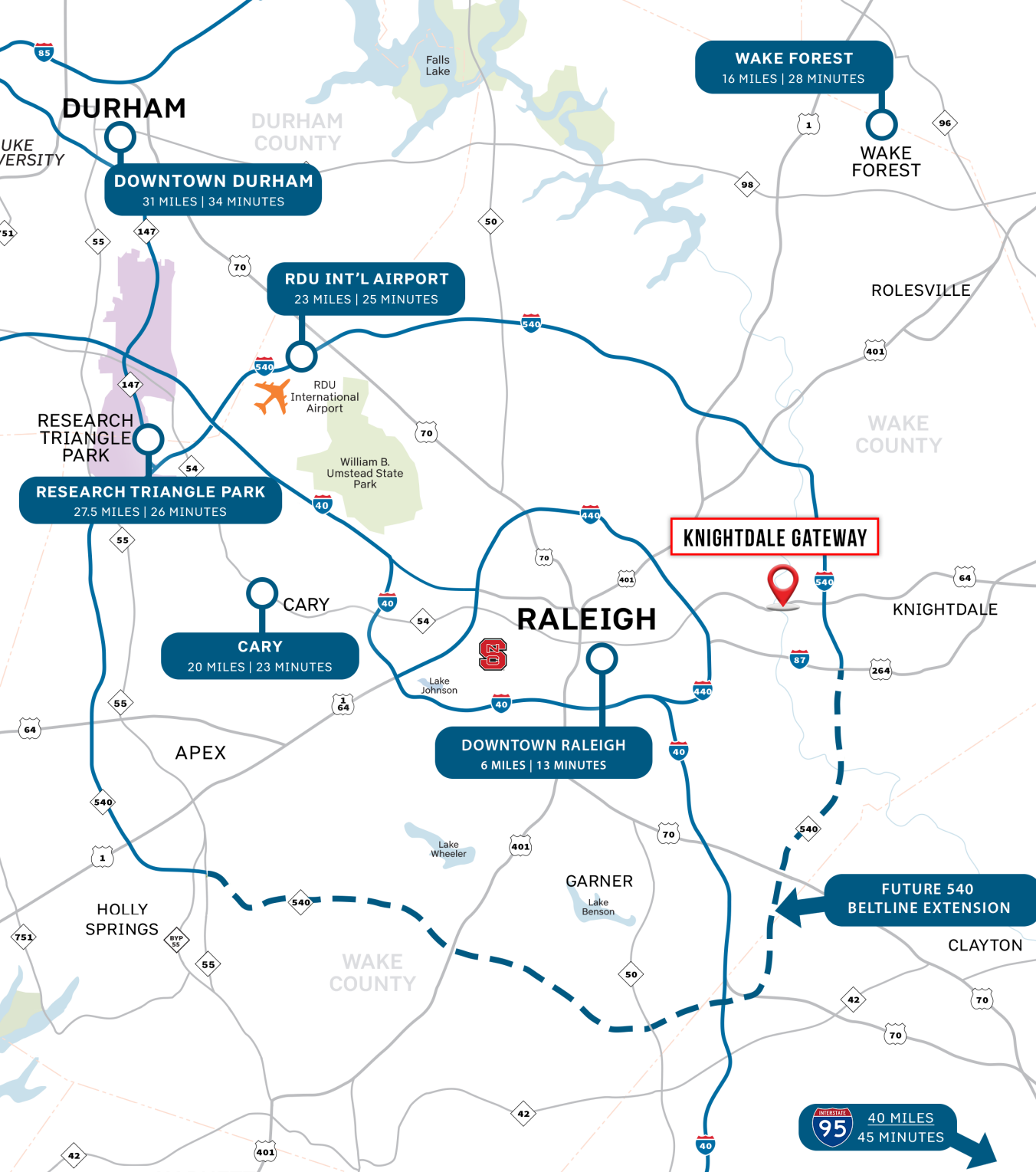


3 Side Elevation.
1" = 10'-0"



2 Side Elevation
1" = 10'-0"





LOCATION:

**Direct Frontage
Along US-64 / Knightdale Blvd**

Driving Distances:

2.7 miles to I-87 | **3.3** miles to I-440 | **0.7** miles to I-540

20 miles to RDU International Airport | **6.0** miles to Downtown Raleigh

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	5,499	47,093	140,394
Households	2,208	17,716	50,960
Average HH Income	\$100,340	\$93,573	\$81,086
No. of Employees	738	15,507	65,129

*Demos do not account for delivery of the Knightdale Gateway project, which is anticipated to bring 500+ additional jobs/employees on-site.

IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



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